

3073958 06/18/2003 10:10A Weld County, CO
1 of 1 R 6.00 D 0.00 Steve Moreno Clerk & Recorder

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OVERLOOK AT FIRESTONE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN ON THIS FINAL PLAT AS DESCRIBED AS FOLLOWS:

ALL OF LOTS 5, 6, 7, 8, 9, AND 10, BLOCK 6 OF THE OVERLOOK AT FIRESTONE, FILING NO. 2, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 30, FROM WHICH THE C1/4 CORNER OF SAID SECTION 30 BEARS S89°40'54"W, 2633.07 FEET (BASIS OF BEARING), THENCE S89°40'54"W, 60.00 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 30 TO THE WESTERLY RIGHT-OF-WAY LINE OF FRONTIER STREET, ACCORDING TO THE RECORDED PLAT OF SAID THE OVERLOOK AT FIRESTONE, FILING NO. 2, THENCE N00°28'48"W, 268.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRONTIER STREET TO THE NORTHEAST CORNER OF LOT 15, BLOCK 6 OF SAID THE OVERLOOK AT FIRESTONE, FILING NO. 2 AND THE TRUE POINT OF BEGINNING;

THENCE S89°40'54"W, 373.02 FEET ALONG THE NORTHERLY LINES OF LOTS 15, 14, 13, 12 AND 11, BLOCK 6 OF THE OVERLOOK AT FIRESTONE, FILING NO. 2 TO THE EASTERLY RIGHT-OF-WAY LINE OF FOREST STREET, ACCORDING TO THE RECORDED PLAT OF THE OVERLOOK AT FIRESTONE, FILING NO. 2;

THENCE N00°28'48"W, 265.07 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FOREST STREET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 6 OF SAID THE OVERLOOK AT FIRESTONE, FILING NO. 2;

THENCE N89°40'54"E, 103.03 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF;

THENCE N00°28'48"W, 114.48 FEET ALONG THE EASTERLY LINES OF LOTS 3 AND 4, BLOCK 6 OF SAID THE OVERLOOK AT FIRESTONE, FILING NO. 2 TO THE NORTHERLY LINE OF SAID THE OVERLOOK AT FIRESTONE, FILING NO. 2;

THENCE N89°59'58"E, 270.00 FEET ALONG THE NORTHERLY LINE OF SAID THE OVERLOOK AT FIRESTONE, FILING NO. 2 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRONTIER STREET;

THENCE S00°28'48"E, 378.06 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRONTIER STREET TO THE TRUE POINT OF BEGINNING;

AREA = 129,585 SQUARE FEET (2.975 ACRES), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "THE OVERLOOK AT FIRESTONE, REPLAT "C" - A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE, IN FEE, THE STREETS AND AVENUES AS SHOWN ON THE ACCOMPANYING PLAT, FOR THE PUBLIC USE THEREOF FOREVER, AND DO FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES), AS EASEMENTS, THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREFORE WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALLY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: OVERLOOK AT FIRESTONE, LLC.

By: Richard W. Parker
RICHARD W. PARKER, MANAGER

ACKNOWLEDGMENT

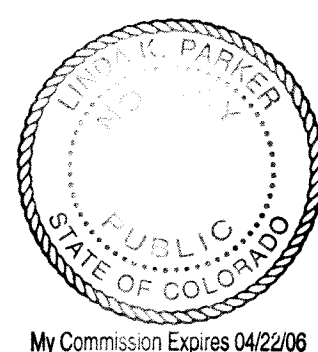
STATE OF COLORADO } SS
COUNTY OF Weld

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF February, 2003, BY RICHARD W. PARKER AS MANAGER OF OVERLOOK AT FIRESTONE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Linda K. Parker
NOTARY PUBLIC
4-22-2006
MY COMMISSION EXPIRES

SCALE: 1"=50'

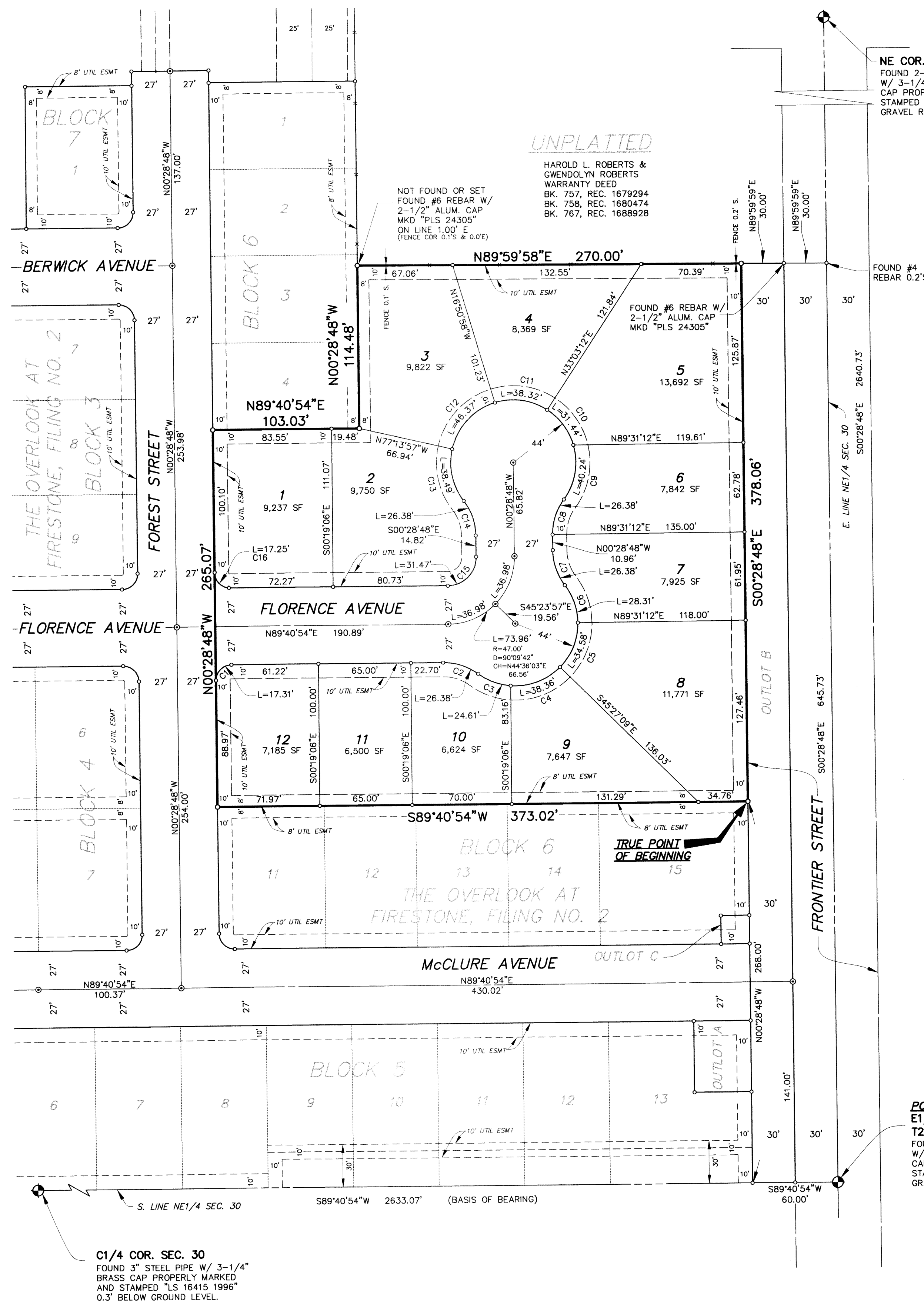


FINAL PLAT

THE OVERLOOK AT FIRESTONE, REPLAT "C"

A REPLAT OF A PORTION OF BLOCK 6, OF THE OVERLOOK AT FIRESTONE, FILING NO. 2,
LOCATED IN THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

SHEET 1 OF 1



NE COR. SEC. 30
FOUND 2-1/2" STEEL PIPE
W/ 3-1/4" BLM BRASS
CAP PROPERLY MARKED &
STAMPED "1952" 1.0' BELOW
GRAVEL ROAD SURFACE.

FOUND #4
REBAR 0.2'S

OWNER/DEVELOPER

OVERLOOK AT FIRESTONE, LLC
PMB #443
1610 PACE STREET, UNIT 900
LONGMONT, CO 80501
(303) 774-0210

SURVEYOR

FRANK N. DREXEL, PLS
DREXEL & COMPANY
1860 LETHLAND CIRCLE, SUITE A
LONGMONT, CO 80501
(303) 682-1131

ENGINEER

GARY WHITT, PE
OCI DEVELOPMENT SERVICES GROUP, INC.
11184 HURON STREET, SUITE 13
DENVER, CO 80234
(303) 280-3200

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF "THE OVERLOOK AT FIRESTONE, REPLAT "C" " WAS APPROVED ON THIS 12th DAY OF September, 2002, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK

LENDER CONSENT

THE UNDERSIGNED, HERITAGE BANK, AS THE BENEFICIARY OF A DEED OF TRUST THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF THE STREETS, AVENUES, AND EASEMENTS AS SHOWN ON THIS PLAT OF "THE OVERLOOK AT FIRESTONE, REPLAT "C" " AND HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.

By: John M. Skelton

STATE OF COLORADO

COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF February, 2003, BY John M. Skelton OF HERITAGE BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

John M. Skelton
NOTARY PUBLIC
MY COMMISSION EXPIRES

NOTES

- BEARINGS SHOWN ON THE ACCOMPANYING PLAT ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NE1/4 OF SECTION 30, T2N, R67W OF THE 6TH P.M., BEARS S89°40'54"W AS MONUMENTED AND SHOWN HEREON.
- THE PRIMARY BENCH MARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAT IS USGS BENCHMARK JR 45, A 3-1/4" BRASS CAP IN CONCRETE POST. ELEVATION = 5002.613 FEET.
- SET #6 REBAR WITH 2-1/2" INCH ALUMINUM CAP MARKED "PLS 24305" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN AS DISCLOSED IN TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NUMBER 8049643, EFFECTIVE DATE APRIL 24, 2000.
- ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 080266-0863-C, EFFECTIVE DATE SEPTEMBER 28, 1982, PANEL 863 OF 1075, WELD COUNTY, COLORADO AND UNINCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE C, AREAS OF MINIMUM FLOODING.
- LEGAL DESCRIPTION PREPARED BY BEN J. OSBORN 1860 INDUSTRIAL CIRCLE, SUITE D, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5)

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

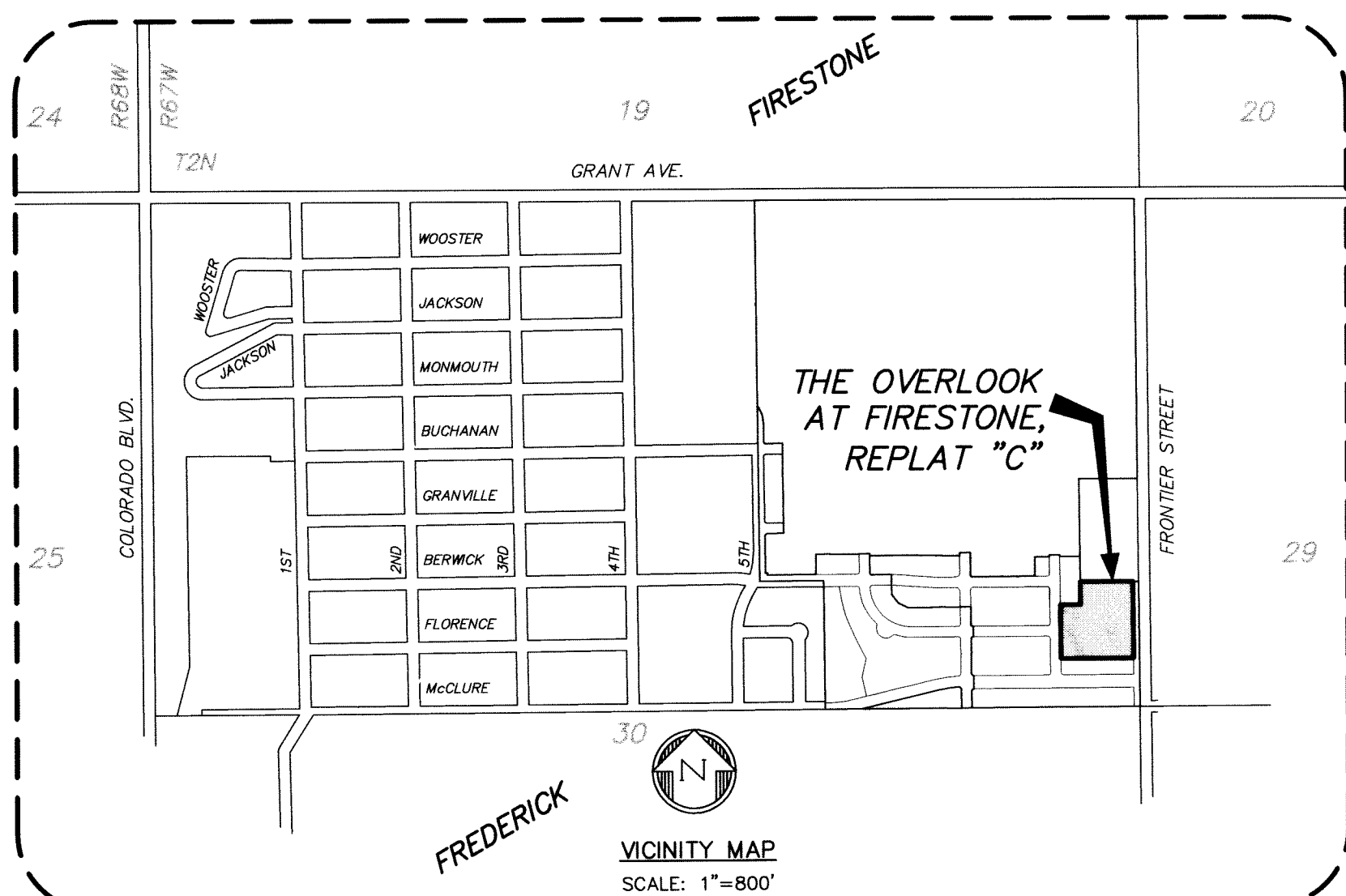
I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "THE OVERLOOK AT FIRESTONE, REPLAT "C" " REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING IN ACCORDANCE WITH APPLICABLE STATE LAW, THAT THE PLAT ACCURATELY AND PROPERLY SHOWS THE SUBDIVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Frank N. Drexel
FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305
DATE: 1-24-03

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
C1	17.31	11.00	90°08'42"	N44°36'03"E	15.58
C2	26.38	41.00	36°52'12"	S71°53'00"E	25.93
C3	24.61	44.00	32°03'09"	N69°28'28"W	24.29
C4	38.36	44.00	49°57'06"	N69°31'24"W	37.16
C5	34.58	44.00	45°01'40"	N22°02'01"E	33.70
C6	28.31	44.00	36°52'12"	N18°54'54"W	27.83
C7	26.38	41.00	36°52'12"	S18°54'54"W	25.93
C8	26.38	41.00	36°52'12"	N17°57'17"E	25.93
C9	40.24	44.00	52°23'38"	N10°11'34"W	35.88
C10	31.44	44.00	40°56'34"	N36°28'31"W	30.78
C11	38.32	44.00	49°54'09"	S81°53'53"W	37.12
C12	46.37	44.00	60°23'00"	S42°57'32"W	44.25
C13	38.49	44.00	50°07'03"	S12°17'29"E	37.27
C14	26.38	41.00	36°52'12"	S18°54'54"E	25.93
C15	31.47	20.00	90°08'42"	S44°36'03"W	28.32
C16	17.25	11.00	89°50'18"	N45°23'57"W	15.53

POINT OF COMMENCEMENT
E1/4 COR. SEC. 30,
T2N, R67W, 6TH P.M.
FOUND 2-1/2" STEEL PIPE
W/ 3-1/4" BLM BRASS
CAP PROPERLY MARKED &
STAMPED "1952" 0.9' BELOW
GRAVEL ROAD SURFACE.

C1/4 COR. SEC. 30
FOUND 3" STEEL PIPE W/ 3-1/4"
BRASS CAP PROPERLY MARKED
AND STAMPED "LS 16415 1996"
0.3' BELOW GROUND LEVEL.



DREXEL
DREXEL & COMPANY
1860 Lethland Circle, Suite A • Longmont, CO 80501 • (303) 682-1131

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	THE OVERLOOK AT FIRESTONE
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	REPLAT "C"
SHEET NUMBER:	
PREPARATION DATE:	DECEMBER 12, 2001
REVISION DATE:	JULY 22, 2002
REVISION DATE:	OCTOBER 3, 2002
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 1	